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BUILDING STATISTICS - TASMANIA, MARCH QUARTER, 1959.

The Deputy Commonwealth Statistician (Mr. H. G. Houstein) has made available the following particulars of Building Statistics for the quarter ended 31st March, 1959. More extensive comparative data for preceding periods are given in the statements issued for the June Quarter in each year.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 31st March, 1959, 611 new houses were completed (compared with 564 in December quarter, 1958 and 576 in September quarter, 1958). The 611 houses completed during March quarter, 1959 comprised 57 solid brick, concrete etc; 99 veneers (brick, concrete, etc.); 434 wood; and 21 fibro-cement.

Completions in March quarter in preceding years were: 1956 - 704; 1957 - 529; and 1958 - 605.

2. NEW HOUSES COMMENCED: The number of new houses commenced during March quarter, 1959 was 630, an increase of 46 compared with December quarter, 1958.

3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 31st March, 1959 was 2,091, an increase of 19 compared with the 31st December, 1958 figure of 2,072. Corresponding figures as at the 31st March in previous years are as follows: - 1956 - 2,364; 1957 - 2,068; 1958 - 1,942.

The houses under construction at the 31st March, 1959 comprised: solid brick, concrete, etc. 396 (18.9 per cent); veneers (brick, concrete, etc.) 294 (14.1 per cent); wood 1,316 (62.9 per cent); and fibro-cement, 85 (4.1 per cent).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during March quarter, 1959 was £1,105,000 compared with £1,500,000 in December quarter, 1958 and £1,390,000 in September quarter, 1958. Twenty new factories valued at £203,000 were completed during the quarter.

During March quarter, 1959 the value of new buildings (other than houses), commenced was £1,372,000 compared with £1,529,000 in December quarter, 1958 and £1,467,000 in September quarter, 1958.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during March quarter, 1959 was £2,922,000, a decrease of £235,000 compared with December quarter, 1958 and an increase of £207,000 compared with March quarter, 1958. New houses valued at £1,817,000 comprised 62.2 per cent of the total value of completions.

The value of all new buildings commenced during March quarter, 1959 was £3,236,000, a decrease of £80,000 compared with December quarter, 1958 but £28,000 more than in March quarter, 1958.

The value of new buildings under construction at 31st March, 1959 was £12,992,000 compared with £11,922,000 in March, 1958 and £11,099,000 in March, 1957.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during March quarter, 1959 was £3,259,000, compared with £3,397,000 in December quarter, 1958 and £3,058,000 in March quarter, 1958. Of the March quarter, 1959 total, £1,723,000 or 52.9 per cent represented work done in respect of houses. Hobart and Suburbs accounted for £1,404,000 or 43.1 per cent of the total value, Launceston and Suburbs for £531,000 or 16.3 per cent and the rest of the State for £1,324,000 or 40.6 per cent.

7. PERSONS WORKING ON NEW BUILDINGS: (See Note 5 on page 6). There were 5,722 persons including 1,504 working principals engaged on the construction of new buildings at 31st March, 1959. Of these, 2,769 were carpenters by trade, 428 bricklayers and 1,016 builders' labourers.

Of the 5,722 persons engaged at 31st March, 1959, 4,534 were working on private contract jobs, 690 on owner-built jobs and 498 on Government Day Labour projects. The returns indicated that 2,723 were working on new houses, 163 on new flats, 1,611 on other new buildings, 329 on alterations and additions to houses, 32 on alterations and additions (including conversions) to flats, 523 on alterations and additions to other buildings and 341 on repair and maintenance work.

1. CONSTRUCTION OF NEW BUILDINGS - TASMANIA - MARCH QUARTER, 1959

Kind of Building and Construction Agency	Commenced during March quarter, 1959		Completed during March quarter, 1959		Under Construc- tions at 31st March, 1959		Value of Work done during March Qtr. 1959
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
<u>1. Houses:</u>		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private Account	239	784	212	675	408	1,546	750
On Gov't. Account	111	311	51	152	180	534	204
(ii) Gov't. Day Labour:	57	169	45	145	94	263	181
(iii) Owner Builders:	223	600	303	845	1,409	3,963	588
Total Houses:	630	1,864	611	1,817	2,091	6,306	1,723
<u>2. Flats (b):</u>							
(i) Private Contractors:							
On Private Account	19	25	19	42	61	121	65
On Gov't. Account	2	7	2	7	102	370	18
<u>3. Shops:</u>							
(i) Private Contractors:							
On Private Account	16	79	17	113	29	153	92
<u>4. Hotels, Guest Houses:</u>							
(i) Private Contractors:							
On Private Account	2	73	4	63	5	147	60
<u>5. Office Premises:</u>							
(i) Private Contractors:							
On Private Account	3	21	5	40	9	409	67
On Gov't. Account	-	-	1	7	-	-	-
(ii) Gov't. Day Labour:					1	45	13
<u>6. Other Business Premises:</u>							
(i) Private Contractors:							
On Private Account	22	322	14	76	24	515	94
On Gov't. Account	2	119	8	19	5	181	44
<u>7. Factories:</u>							
(i) Private Contractors:							
On Private Account	13	153	20	203	18	455	193
On Gov't. Account	1	32			3	91	19
<u>8. Clubs, Halls, Theatres:</u>							
(i) Private Contractors:							
On Private Account	5	46	1	2	10	75	13
On Gov't. Account	1	6			2	20	6
<u>9. Educational Buildings:</u>							
(i) Private Contractors:							
On Private Account	2	25	3	144	8	289	104
On Gov't. Account	17	294	13	161	29	1,481	317
<u>10. Religious Buildings:</u>							
(i) Private Contractors:							
On Private Account	1	5	4	26	8	46	19
<u>11. Health Buildings:</u>							
(i) Private Contractors:							
On Private Account	-	-	1	46	4	78	25
On Gov't. Account	1	21	1	18	6	1,358	172
<u>12. Other New Buildings:</u>							
(i) Private Contractors:							
On Private Account	20	56	22	110	25	288	118
On Gov't. Account	12	30	7	28	28	454	71
(ii) Gov't. Day Labour:	5	58			11	110	26
Total Other New Buildings:	144	1,372	142	1,105	388	6,686	1,536
<u>All New Buildings:</u>							
(i) Private Contractors:							
On Private Account	342	1,589	322	1,540	609	4,122	1,600
On Gov't. Account	147	820	83	392	355	4,489	851
(ii) Gov't. Day Labour:	62	227	45	145	106	418	220
(iii) Owner Builders:	223	600	303	845	1,409	3,963	588
GRAND TOTALS:	774	3,236	753	2,922	2,479	12,992	3,212

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as new dwellings.

2. SUMMARY: NEW HOUSES - BUILDING PERMITS ISSUED AND

CONSTRUCTION, MARCH QUARTER, 1959.

Municipality	Building Permits issued During Quarter		Commenced During Quarter		Completed During Quarter		Under Construction at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
Hobart, City	41	131	48	171	44	169	211	872
Hobart, Suburbs:								
Clarence (b)	64	195	43	145	40	138	168	585
Glenorchy	90	294	100	327	105	346	352	1,152
Kingborough (b)	13	46	15	53	12	40	47	156
Total Suburbs:	167	535	158	525	157	524	567	1,893
Total Hobart and Suburbs:	208	666	206	696	201	693	778	2,765
Launceston, City	36	131	70	222	72	235	147	486
Launceston, Suburbs:								
Beaconsfield (b)	13	43	11	37	11	32	42	139
Lilydale (b)	27	74	21	50	5	15	36	91
St. Leonards (b)	37	120	24	72	29	80	109	340
Westbury (b)	9	25	8	19	6	17	17	45
Total Suburbs:	86	262	64	178	51	144	204	615
Total Launceston and Suburbs:	122	393	134	400	123	379	351	1,101
All Other Municipalities:	266	727	290	768	287	745	962	2,440
Total Tasmania: -								
March Quarter, 1959	596	1,786	630	1,864	611	1,817	2,091	6,306
December Quarter, 1958	587	1,698	584	1,787	564	1,657	2,072	6,247
September Quarter, 1958	674	2,015	679	2,072	576	1,676	2,052	6,106
June Quarter, 1958	615	1,788	628	1,879	621	1,938	1,949	5,692
March Quarter, 1958	590	1,759	556	1,684	605	1,842	1,942	5,832

(a) Value when completed.

(b) Suburban area only of this Municipality.

3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED IN
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, MARCH QUARTER, 1959.

(Including Owner-built Houses)

Statistical Divisions and Local Government Areas	Building Per- mits issued during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
<u>URBAN DIVISION</u>								
Hobart City	41	131	48	171	44	169	211	81
" Suburbs	167	535	158	525	157	524	567	1,89
Launceston City	36	131	70	222	72	235	147	48
" Suburbs	86	262	64	178	51	144	204	61
Total Urban Division:	330	1,059	340	1,096	324	1,072	1,129	3,86
<u>NORTH WESTERN DIVISION:</u>								
Burnie	40	120	27	77	38	114	49	15
Circular Head	7	20	7	21	10	24	31	7
Deloraine	1	6	11	42	6	15	21	7
Devonport	31	86	25	67	33	79	104	30
Kentish	1	3	-	-	2	7	4	1
King Island	8	22	11	36	-	-	30	9
Latrobe	4	9	4	8	6	10	27	4
Penguin	3	8	4	13	13	34	29	8
Ulverstone	21	62	46	125	21	64	78	20
Wynyard	10	22	11	27	12	33	44	11
Total North-West Division:	126	358	146	416	141	380	417	1,16
<u>NORTH EASTERN DIVISION:</u>								
Beaconsfield (b)	6	14	7	16	14	30	44	8
Fingal	3	6	4	9	6	10	14	2
Flinders	1	5	2	7	10	42	3	1
George Town	12	29	12	31	5	12	34	8
Lilydale (b)	1	3	-	-	2	4	5	1
Portland	2	4	2	4	2	3	9	1
Ringarooma	1	3	1	4	3	9	2	1
Scottsdale	11	31	13	38	10	23	26	5
Total North-Eastern Division:	37	95	41	109	52	133	137	30
<u>NORTH MIDLAND DIVISION:</u>								
Evandale	3	5	1	3	4	11	9	2
Longford	14	40	20	53	8	24	88	26
St. Leonards (b)	-	-	-	-	1	3	8	1
Westbury (b)	3	9	1	2	6	15	9	2
Total North-Midland Division:	20	54	22	58	19	53	114	320
<u>MIDLAND DIVISION:</u>								
Bothwell	2	7	1	2	1	6	1	1
Campbell Town	2	6	-	-	1	3	6	1
Hamilton	-	-	-	-	1	1	5	1
Oatlands	2	6	1	2	2	2	6	3
Ross	1	1	-	-	-	-	2	1
Total Midland Division	7	20	2	4	5	12	20	5
<u>SOUTH EASTERN DIVISION:</u>								
Brighton (c)	-	-	-	-	-	-	1	4
Clarence (b)	13	28	8	17	17	42	63	130
Glamorgan	2	6	4	4	1	1	12	15
Green Ponds (c)	-	-	1	3	3	8	1	6
Richmond (c)	1	4	-	-	-	-	5	15
Sorell	9	18	13	20	15	29	57	91
Spring Bay	2	5	4	8	8	16	11	21
Total South-Eastern Division:	27	61	30	52	44	96	150	282
<u>SOUTHERN DIVISION:</u>								
Bruny	1	1	2	1	2	1	2	1
Esperance	2	5	3	10	2	7	9	29
Huon	6	13	7	25	4	14	17	55
Kingborough (b)	2	7	7	17	7	17	24	56
New Norfolk	16	51	22	49	8	23	43	110
Port Cygnet	4	9	4	11	1	4	6	13
Tasman	1	2	(d)-1	(d)-1	2	5	13	17
Total Southern Division:	32	88	44	112	26	71	114	281
<u>WESTERN DIVISION:</u>								
Gormanston	-	-	-	-	-	-	-	-
Queenstown	17	51	5	17	-	-	9	36
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	-	-	-	-	1	2
Total Western Division:	17	51	5	17	-	-	10	38
Total Country Divisions:	266	727	290	768	287	745	962	2,440
TOTAL TASMANIA:	596	1,786	630	1,864	611	1,817	2,091	6,306

(a) Value when completed. (b) Country area only of this Municipality. (c) Building permits not issued in this Municipality. (d) One house previously commenced, now abandoned.

See definitions of terms used, page 6, paragraph 7.

4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE.

Particulars	Brick, Concrete, etc.		Wood	Prefab- ricated Wood	Fibro- Cement	Total
	Solid	Veneer				
MARCH QUARTER, 1959.						
Commenced	Number	69	90	459	-	12
uring quarter	% of Total Number	10.9	14.3	72.9	-	1.9
	Value £'000	298	321	1,231	-	14
	Average Cost £ (a)	4,319	3,567	2,682	-	1,167
Completed	Number	57	99	434	-	21
uring quarter	% of Total Number	9.3	16.2	71.1	-	3.4
	Value £'000	237	349	1,202	-	29
	Average Cost £ (a)	4,158	3,525	2,770	-	1,381
Under construction	Number	396	294	1,316	-	85
at 31st March, 1959	% of Total Number	18.9	14.1	62.9	-	4.1
	Value £'000	1,557	1,055	3,574	-	120
	Average Cost £ (a)	3,932	3,588	2,853	-	1,412
DECEMBER QUARTER, 1958.						
Commenced	Number	62	92	410	-	20
uring quarter	% of Total Number	10.6	15.8	70.2	-	3.4
	Value £'000	277	321	1,164	-	25
	Average Cost £ (a)	4,468	3,489	2,839	-	1,250
Completed	Number	69	74	389	-	32
uring quarter	% of Total Number	12.2	13.1	69.0	-	5.7
	Value £'000	300	262	1,040	-	55
	Average Cost £ (a)	4,348	3,541	2,674	-	1,719
Under construction	Number	384	303	1,291	-	94
at 30th December, 1958	% of Total Number	18.5	14.6	624	-	4.5
	Value £'000	1,486	1,085	3,541	-	135
	Average Cost £ (a)	3,870	3,581	2,743	-	1,436

a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages, they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as indicative of the relative cost of erecting houses of a particular size, material or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING MARCH QUARTER, 1959.

Kind of Building	Hobart			Launceston			Rest of State	Total Tasmania	Percentage of Total
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs			
£'000									
Houses:									%
Brick, Concrete, etc. -									
Solid	76	54	130	26	12	38	114	282	8.7
Veneer	18	42	60	84	68	152	66	278	8.5
Wood	88	406	494	74	60	134	518	1,146	35.2
Fibro-Cement	1	-	1	-	-	-	16	17	0.5
Other	-	-	-	-	-	-	-	-	-
Total Houses:	183	502	685	184	140	324	714	1,723	52.9
Flats	46	4	50	27	1	28	5	83	2.5
Shops	33	11	44	6	6	12	36	92	2.8
Hotels, Guest Houses	-	28	28	16	2	18	14	60	1.8
Office Premises	65	1	66	12	2	14	-	80	2.5
Other Business Premises	36	13	49	23	1	24	65	138	4.2
Factories	19	106	125	10	1	11	76	212	6.5
Clubs, Halls, Theatres	3	-	3	5	-	5	11	19	0.6
Educational Buildings	172	69	241	33	5	38	142	421	12.9
Religious Buildings	1	5	6	-	8	8	5	19	0.6
Health Buildings	14	-	14	13	-	13	170	197	6.1
Other New Buildings	22	71	93	36	-	36	86	215	6.6
Total Other Buildings	411	308	719	181	26	207	610	1,536	47.1
Total New Buildings	594	810	1,404	365	166	531	1,324	3,259	100.0
Percentage of Total	18.2	24.9	43.1	11.2	5.1	16.3	40.6	100.0	

6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
IN TASMANIA AT 31ST MARCH, 1959.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	867	Carpenters	2,769	New Buildings:	
Sub-Contractors	637	Bricklayers	428	Houses	2,723
Wage Earners	4,218	Painters	407	Flats	163
		Electricians	206	Other New Buildings	1,611
		Plumbers	287	Additions & Alterations (b):	
		Builders' Labourers	1,016	Houses	329
		Others	609	Flats	32
				Other Buildings	523
				Repairs & Maintenance (b):	
					341
Total:	5,722	Total:	5,722	Total:	5,722

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

1. Owner-Builder: For the purpose of building statistics in this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a contractor who is responsible for the whole job.
2. Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, classifications made by Builders may not be entirely uniform.
3. Completed: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract. As with commencements, the classifications made may not be entirely uniform.
4. Under Construction: A building under construction at the end of a period is so classified if work on it is proceeding.
5. Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, and their employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some persons engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. Because of frequent movement between jobs and because some persons (e.g. electricians) may work on several jobs which are under construction simultaneously, some duplication may occur. The figures include estimates for persons working on owner-built houses.
6. Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.
7. Building Permits: Figures relating to Building Permits include details of:
 - (a) Permits issued by Local Governmental Authorities for the construction of private buildings.
 - (b) Contracts let and day labour projects commenced by Governmental Authorities.
 - (c) Private buildings reported to have been commenced in those municipalities which do not issue building permits.
8. Explanatory Notes: All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.